118.0	0003	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	682,000	/	682,000
USE VALUE:	682,000	/	682,000
ASSESSED:	682,000	/	682,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
326		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CLURE ADRIENNE W
Owner 2:	
Owner 3:	
Street 1:	326 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4331.000	297,000		385,000	682,000
Total Card	0.099	297,000		385,000	682,000
Total Parcel	0.099	297,000		385,000	682,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.10 | /Parcel: 335.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76198
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0023.0

!9176!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,000	0	4,331.	385,000	682,000		Year end	12/23/2021
2021	101	FV	287,700	0	4,331.	385,000	672,700		Year End Roll	12/10/2020
2020	101	FV	287,900	0	4,331.	385,000	672,900	672,900	Year End Roll	12/18/2019
2019	101	FV	247,500	0	4,331.	390,500	638,000	638,000	Year End Roll	1/3/2019
2018	101	FV	247,500	0	4,331.	291,500	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	247,500	0	4,331.	264,000	511,500	511,500	Year End Roll	1/3/2017
2016	101	FV	247,500	0	4,331.	253,000	500,500	500,500	Year End	1/4/2016
2015	101	FV	233,600	0	4,331.	214,500	448,100	448,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:36:18

LAST REV

Date	Time
09/11/18	15:28:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13876-366		1/1/1980		52,000	No	No		Y

USER DEFINED

Prior Id # 1:	76198
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2017	160	Solar Pa	1,658	C				
12/2/2015	1855	Solar Pa	6,032					
11/16/2004	1100	Porch	32,400	C		G6	GR FY06	CONVERT DECK TO 16
8/1/2002	678	Alterati	11,500	C				40X23X6 BLOCK WALL
6/15/1995	326	Siding	10,350	C				V/SIDING/ROOF/WIND

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	336	PATRIOT
6/7/2005	Permit Visit	BR	B Rossignol
2/15/2000	Meas/Inspect	270	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4331		Sq. Ft.	Site		0	70.	1.27	5									384,950						385,000	

Total AC/HA:	0.09943	Total SF/SM:	4331	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,950	Spl Credit		Total:	385,000

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99047726
Adj $ / SQ:	147.086
Other Features:	93250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364879
Depreciation:	67867
Depreciated Total:	297011

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

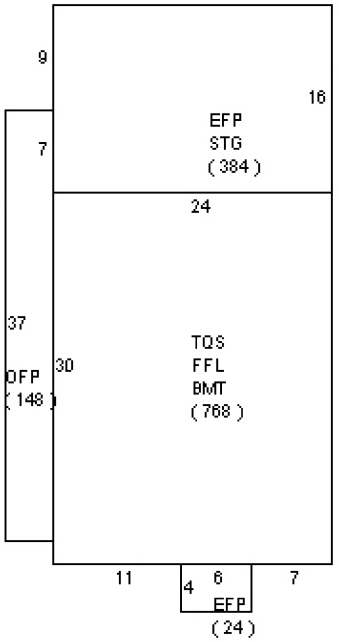
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.09
Special Features:	0	Val/Su Net:	97.31
Final Total:	297000	Val/Su SzAd	220.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	69.940	53,713
FFL	First Floor	768	147.090	112,962
TQS	3/4 Story	576	147.090	84,721
EFP	Enclos Porch	408	33.570	13,699
STG	Storage	384	6.460	2,480
OFP	Open Porch	148	27.390	4,053

Net Sketched Area:		3,052	Total:		271,628
Size Ad	1344	Gross Area	3244	FinArea	2035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	